

BOSTON REDEVELOPMENT AUTHORITY

September 1980

Amendment to Development Plan for Planning Development Area No. 12  
Former Site of Children's Museum  
Pond Street, between Eliot and Burroughs Street  
Jamaica Plain

Proposed Location and Appearance of Structures

The number of dwelling units on the site in the existing main structures shall be increased from twenty-four (24) to twenty-five (25) condominium dwelling units.

Open Spaces and Landscaping

Tennis courts and a swimming pool may be constructed at the option of the Developer in the locations shown on the revised Site Plan dated August 26th, 1980.

Permitted Uses

Tennis courts and a swimming pool.

Densities

A total of thirty (30) dwelling units are allowed.

Parking and Loading Facilities

The number of off-street parking spaces shall be increased from forty-four (44) to forty-five (45) and if fewer than thirty (30) dwelling units are constructed, at least 1.5 parking spaces per dwelling unit constructed shall be provided. Off-street parking spaces shall be in the locations as shown on the revised Site Plan.

EXHIBIT B

The Site Plan, Curtis House and Williams House floor plans previously submitted and dated October 10th, 1979 are superseded by the Site Plan, and Curtis House and Williams House floor plans, all dated August 26th, 1980.

## BOSTON REDEVELOPMENT AUTHORITY

October 18, 1979

Development Plan for Planned Development Area No. 12  
Former Site of Children's Museum  
Pond Street, between Eliot and Burroughs Streets  
Jamaica Plain

### Owners-Developers

Partnership of Kevin J. Ahearn, Moritz O. Bergmeyer and Tyrone Hanlan  
(Ahearn, Bergmeyer & Hanlan).

### Architect

Moritz Bergmeyer Associates, Inc., Boston

### Location and Description of Site

A certain parcel of land containing 115,718 square feet situated in the Jamaica Plain district of Boston on Pond Street (also known as the Jamaicaway) between Eliot and Burroughs Streets, formerly occupied by the Children's Museum, more fully described in Exhibit A.

The site is presently occupied by four main structures: the former Mitton House which was the main museum building, the Curtis House also known as the Haunted House, the Carriage House which had been remodelled as an auditorium, and a caretaker's house on Eliot Street known as the Williams House, along with a parking area to the rear of the Curtis House and two small garages.

### Proposed Location and Appearance of Structures

The existing structures on site shall be renovated into twenty-four condominium dwelling units and two garages. A one-story annex to the Mitton House may be increased to two and one-half stories. The Carriage House may have several skylights and dormers set into the roof, and windows and doors may be cut into the existing masonry walls. The exterior building materials shall remain the same on the existing structures and therefore the addition to the Mitton House will probably be stucco, subject to design review. Exterior changes to the Curtis and Williams Houses, if any, shall be minor.



A new structure containing no more than five dwelling units may be built, at the discretion of the developer, on the Eliot Street side of the parcel between the Curtis House and the Williams House, on the present parking lot site. The exterior building material shall be wood, painted or stained to blend with the other structures. The locations and appearance of structures, including the new construction, shall generally conform with the drawings on file with the Boston Redevelopment Authority, all prepared by Moritz Bergmeyer Associates, Inc., entitled Jamaica Pond Estates and dated October 10, 1979, more fully described in Exhibit B.

#### Open Spaces and Landscaping

The building coverage shall not exceed 25,000 square feet of the 115,718 square feet of land on the site. All sizeable trees and shrubs and old stone walls are to be retained where practical. The existing paved roadways shall be altered in accordance with the site plan described above. New areas of roadway added shall be of asphalt material. Parking areas shall be screened from public ways and abutting properties.

#### Permitted Uses

Multi-family dwellings, accessory parking, and a facility for maintenance and storage.

#### Densities

The floor area ratio shall not exceed 0.5. There shall be no more than 29 dwelling units including the optional new construction.

#### Traffic Circulation

The dwelling units and parking areas shall be accessible from either Eliot Street or Burroughs Street by private driveways as shown on the site plan with the possible right of restricting traffic in one direction left to the discretion of the developer.

#### Parking and Loading Facilities

Approximately 44 off-street parking spaces shall be provided in general conformity with the plans submitted, or, if fewer than 29 dwelling units are constructed, at least 1.5 parking spaces per dwelling unit shall be provided. No off-street loading facilities are required.

#### Access to Public Transportation

The most direct transportation to downtown Boston from this area is the Arborway branch of the MBTA Green Line, a subway-surface trolley route from Forest Hills to Park Square. It can be boarded at the intersection of Eliot and Centre Streets, about 1,800 feet from the site, a seven-

minute walk. This intersection is also served by the following bus routes, which all connect with stations on the Orange Line (Forest Hills to Oak Grove):

# 38 -- Wren Street, West Roxbury, to Forest Hills and Green Street Stations

# 41 -- Centre and Eliot Streets to Dudley Station

# 59 -- Newton Center to Forest Hills Station

#595 -- Jamaica Plain minibus -- circular route serving Green Street and Egleston Stations.

#### Proposed Dimensions of Structures

Building heights shall not exceed two and one-half stories or 38 feet. Other dimensions shall be in general conformance with the plans submitted.

#### Utilities

Existing utilities shall remain, and all permanent utilities serving the new units shall be underground.

#### Design Review

1. Development of the design of the site plan, parking and circulation scheme, structures, landscaping, signs and the size and general layout of the units shall be subject to review by the Boston Redevelopment Authority.



Boston Redevelopment Authority  
Application for PDA Designation

EXHIBIT A

Description of Planned Development Area Applied For.

A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 115,718 square feet, bounded as follows:

Southeasterly on Albania Orthodox St. Mary's land two hundred twelve (212.0) feet;

Northeasterly on Burroughs Street two hundred and twenty-two and 4/10 (222.4) feet;

Northerly on a curved line connecting the southwesterly side line of said Burroughs Street with the southeasterly side line of Pond Street thirty-one and 6/100 (31.06) feet;

Northwesterly on Pond Street three hundred and thirty and 5/100 (330.05) feet;

Westerly on a curved line connecting the northeasterly side line of Eliot Street and southeasterly side line of Pond Street thirty and 83/100 (30.83) feet;

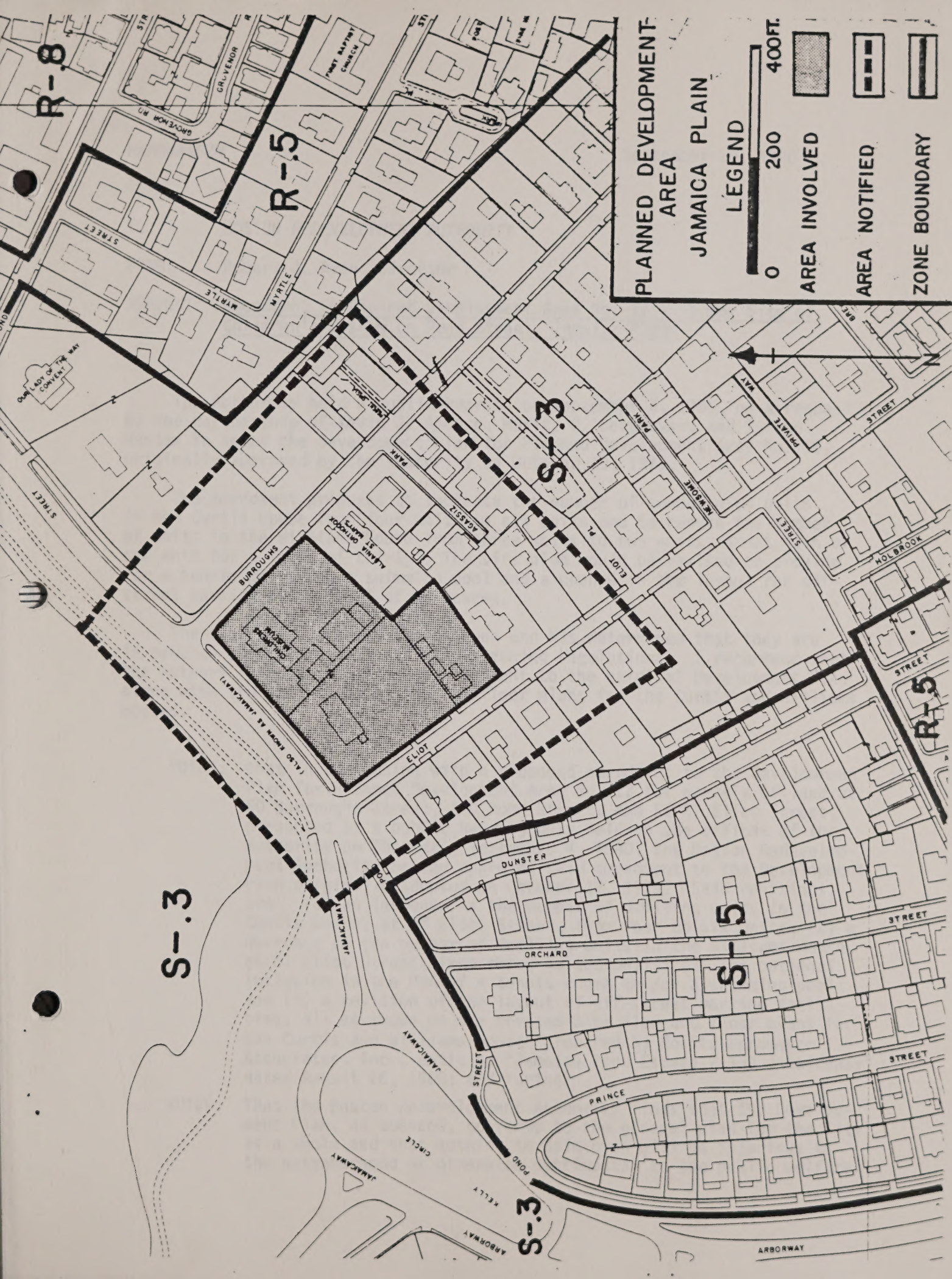
Southwesterly on Eliot Street three hundred twenty-seven and 8/10 (327.8) feet;

Southeasterly in part on land now or late of Sarah L. James and in part on land now or late of Currier two hundred and ten (210) feet; and

Northeasterly on said Albania Orthodox St. Mary's land ninety-nine (99) feet.

Such land is shown on the attached plan entitled "Planned Development Area - Jamaica Plain".







## MEMORANDUM

September 18, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: Amendment to Planned Development Area No. 12 - Former Site of Children's Museum on Pond Street, Jamaica Plain

The Authority held a public hearing on September 4, 1980, on a request by the partnership of Kevin J. Ahearn, Moritz O. Bergmeyer, and Tyrone Hanlan to amend the Development Plan for Planned Development Area No. 12, originally approved by the Authority on October 18, 1979.

The amendment proposes to increase the number of condominium units in the Curtis House from four units to six units and to reduce the number of units in the Williams House from three units to two units, a net gain of one unit for a total of thirty. The site plan would be revised to provide for a tennis court and a swimming pool and a change in the layout for off-street parking for a total of 45 spaces.

The staff has reviewed the changes and has determined that they are in general compliance with the City's zoning regulations. I recommend that the Authority adopt the attached amendment to the original Development Plan along with the revised Site Plan and floor plans for the Curtis and Williams Houses.

VOTED: That in connection with a proposed amendment to the Development Plan for Planned Development Area No. 12 for parcels of land at 60 Burroughs Street, 100 Pond Street, and 51-57 Eliot Street, presented at a public hearing duly held in the offices of the Authority on Thursday, September 4, 1980, the Boston Redevelopment Authority hereby approves said amendment to the Development Plan originally adopted on October 18, 1979. Said revisions are: (1) an increase in the number of dwelling units in the Curtis House, at 57 Eliot Street, from four to six units; (2) a decrease in the number of dwelling units in the Williams House, at 51 Eliot Street, from three to two units; (3) the optional inclusion in the PDA of a tennis court and/or a swimming pool; and (4) a revision of the layout of off-street parking facilities; all as shown on the revised Site Plan and floor plans for the Curtis and Williams Houses prepared by Moritz Bergmeyer Associates, Inc., entitled "Jamaica Pond Estate - 100 Jamaicaway" dated August 26, 1980; and further

VOTED: That the Boston Redevelopment Authority finds that the Development Plan, as amended, conforms to the general plan for the City as a whole and that nothing in said plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.

EXHIBIT B

JAMAICA POND ESTATE

List of Plans and Drawings

Moritz Bergmeyer Associates, Inc.

All plans dated October 10, 1979.

1. Axonometric (entire project)
2. Site Plan
3. Plot Plan
4. Mitton House - Basement
5. Mitton House - First Floor
6. Mitton House - Second Floor
7. Mitton House - Third Floor
8. Curtis House - Basement & First Floor
9. Curtis House - Second & Third Floors
10. Carriage House
11. Williams House - All Floors
12. Eliot House (rendering)
13. Eliot House (first, second and third floors)
14. Eliot House (elevations)



